

## KENTUCKY REAL ESTATE APPRAISERS BOARD

### TYPE OF MEETING

Regular Meeting

### DATE AND LOCATION

June 17, 2011 – Board Office

### PRESIDING OFFICER

Harold Brantley, Chair

### ROLL CALL

#### Present:

Harold Brantley, Chair  
Sam E. Blackburn, Vice Chair  
G. Herbert Pritchett, Board Member  
Kathy Mayfield, Board Member  
Dorsey Hall, Board Member

#### Present Also:

Larry Disney, Executive Director  
Angie Thomas, Staff Assistant  
James Grawe, Board Counsel  
Dennis Badger, Investigator Consultant

#### Absent:

Ravon Radmard, Executive Secretary

Chair, Harold Brantley opened the meeting by welcoming the guest. The guests in attendance were Katherine Couch and Marvin Dever.

Motion by Dorsey Hall, second by Kathy Mayfield and the Board unanimously approved the May 26, 2011 minutes with a revision to the minutes reflecting that Board Member Herbert Pritchett abstained from going into Executive Session at the May 2011 Board Meeting. Chair Harold Brantley stated that he did not reflect Mr. Pritchett from abstaining at the May meeting.

## EDUCATION

Motion by Sam Blackburn, second by Herbert Pritchett and the Board unanimously approved the following renewal and new education courses for fiscal year 2011-2012:

### (1) Renewals

## **WILSON EDUCATIONAL GROUP**

### **COURSE APPROVED FOR BOTH *PRE-LICENSING* AND *CONTINUING EDUCATION CREDIT***

*\*All approved pre-licensing courses will be accepted for continuing education credit.*

Basic Appraisal Principles - WEG 400	30 hours
Basic Appraisal Procedures - WEG 401	30 hours
Capitalization Applications - WEG 443B	15 hours
Introduction to Income Property Appraising - WEG 443A	15 hours
National USPAP - WEG 370	15 hours
Residential Report Writing - WEG 434	15 hours
Residential Sales Comparison Approach - WEG 432	15 hours
Site Value and Cost Approach	15 hours
Site Improvement Inspection & Doc- WEG 437	15 hours
Statistics, Modeling & Finance - WEG 435	15 hours

### **COURSES APPROVED *CONTINUING EDUCATION CREDIT***

Beyond Sales Comparison Grid - WEG 432C	7 hours
National USPAP Update - WEG 371	7 hours
Real Estate Lending 2011 - WEG 2012	7 hours

## **HONDROS COLLEGE**

### **COURSES APPROVED *ONLINE CONTINUING EDUCATION CREDIT***

Making FHA Loans	3.5 hours
Appraisal of 2-4 Family Multi-Family Properties	7 hours
Intro. To Commercial Appraisal	3.5 hours
Supervising Appraisal Trainees	3.5 hours
Residential Cost Approach	7 hours
Sales Comparison Approach	7 hours
Income Approach: An Overview	7 hours
Mortgage Fraud: A Dangerous Business	7 hours
2010 - 2011 National USPAP Update	7 hours

# CAREER WEBSCHOOL

Advanced Residential Applications & Case Studies	15 hours
An FHA Single Family Appraisal	15 hours
Basic Appraisal Principles	30 hours
Basic Appraisal Procedures	30 hours
General Appraiser Market Analysis & Highest & Best Use	30 hours
General Appraiser Sales Comparison Approach	30 hours
General Appraiser Site Valuation & Cost Approach	30 hours
General Appraiser Report Writing and Case Studies	30 hours
National USPAP Course 2010-2011	15 hours
Residential Appraiser Site Valuation and Cost Approach	15 hours
Residential Market Analysis and Highest & Best Use	15 hours
Residential Report Writing & Case Studies	15 hours
Residential Sales Comparison & Income Approaches	30 hours
Statistics, Modeling and Finance	15 hours

## COURSES APPROVED **INTERNET/CD ROM** CONTINUING EDUCATION CREDIT

A URAR Form Review	7 hrs
Appraisal Methods	14 hrs
National USPAP Update - 2010-2011	7 hrs

- (2) New Courses – Expire June 30, 2012
  - (1) Appraisal Institute – Bluegrass Chapter
    - (a) Property Obsolescence & Marketability Analysis Components in Appraisal Reports – 14 hours CE classroom
  - (2) Appraisal Institute
    - (a) Online Comparative Analysis – 7 hours CE online
    - (b) Online General Appraiser Report Writing and Case Studies – 30 hours QE online
    - (c) Revise number of CE hours for Business Practice and Ethics course from 5 hours to 4 hours of CE credit effective June 27, 2011.
  - (3) McKissock
    - (a) Mold, Pollution and the Appraiser – 2 hours CE online
  - (4) Career Webschool
    - (a) Sales Comparison Approach – 7 hours CE online
    - (b) Income Capitalization Overview – 7 hours CE online
    - (c) Cost Approach Overview – 7 hours CE online
  - (5) The Columbia Institute
    - (a) Interactive Valuation Modeling & Case Studies – 16 hours CE

(6) Dennis Badger & Associates

(a) Appraisal Regulations and Guidelines Update – 7 hours CE

Motion by Sam Blackburn, second by Dorsey Hall and the Board unanimously approved the following education courses submitted by individuals requesting CE credit.

- (1) Staying Out of Trouble - AI – 7 hours
- (2) Report Writing in the Electronic Age – Ohio Association of Realtors – 7 hours
- (3) 2010 Washington Summit – AI – 14 hours

Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously approved the following education submitted by individual requesting CE credit.

- (4) Marshall & Swift Cost Approach Overview – AI – 7 hours

Motion by Kathy Mayfield, second by Herbert Pritchett and the Board unanimously denied the following education courses submitted by individuals requesting CE credit.

- (1) National Business Institute – Litigating to Win through Advanced Trial Advocacy  
– 3 hours – (Mary Clay)

## EXPERIENCE REVIEW

Motion by Sam Blackburn, second by Herbert Pritchett and the Board unanimously approved the experience of John Fahland for Certified General certificate.

## CERTIFICATION/LICENSURE

Motion by Dorsey Hall, second by Kathy Mayfield and the Board voted to approve a total of seven (7) individuals for certification/licensure.

### A. Approval

- (1) John Fahland – Certified General
- (2) James R. Green – Certified General (IN)
- (3) Kevin A. Kustes - Associate
- (4) Jon J. Marshall – Certified General (IL)
- (5) Randy D. Reed – Certified General (WV)
- (6) Darryl L. Thornton – Certified General (TN)
- (7) Gordon K. Vella – Certified General (IN)

## COMPLAINT

- A. Case Summary Flow Chart – Motion by Kathy Mayfield, second by Sam Blackburn and the Board voted unanimously to accept as presented by staff.
- B. The Board was advised there have been a total of 23 cases filed for 2011.
- C. Investigator Report – Larry Disney advised the Board that Dennis Badger & Associates have two cases the company is working.
- D. Cases that have been appealed.
  - (1) David Harrington – Final Order 2/18/10  
Appeal filed on 3/25/10 - Order filed by Marvin Wilson on May 13, 2011
  - (2) Lynn Prichard – 3/2008  
Lawsuit filed on 12/2008

## MISCELLANEOUS

The Board reviewed:


- (1) Budget Ending May 31, 2011
- (2) William David Bramble request for staying inactive – He is currently in National Guard and has been called to duty – Motion by Dorsey Hall, second by Kathy Mayfield and the Board agreed to the extension of time to keep Mr. Bramble inactive while on active duty.
- (3) Marder letter and response
- (4) Discussion on submission of articles – Herbert Pritchett made a motion to rescind the statement in the April Minutes “The Executive Director will also request articles for the newsletter”. For a lack of a second vote, Mr. Pritchett withdrew his motion.
- (5) AMC Regulations
  - Motion by Sam Blackburn, second by Dorsey Hall with Kathy Mayfield voting Nay the motion carries to require the AMC’s to obtain a \$500,000 surety bond. This amount will be included in the Regulation for 30:320E.
    - Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously approved the following AMC regulations to be processed through the Emergency and Ordinary Regulations procedures
      - 1) 201 KAR 30:310E
      - 2) 201 KAR 30:320E
      - 3) 201 KAR 30:330E
      - 4) 201 KAR 30:350E
      - 5) 201 KAR 30:360E

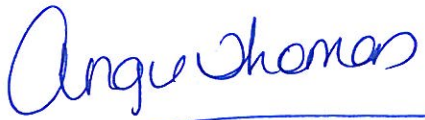
- Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously approved the following AMC regulations to be processed through the Ordinary Regulations procedures
  - 1) 201 KAR 30:340E
  - 2) 201 KAR 30:370E

### NEW BUSINESS

The Board was notified that the July Board meeting will be Friday, July 22, 2011 at 10:00 a.m. CST at Barren River State Park.

The Board was notified that the September Board meeting will be changed to Thursday, September 22, 2011 at 2:00 p.m. at the Board Office.

  
Chair

  
Staff Assistant